

3063

320 4049

FILE NO. PLP 002/92  
DATE: 3/3

CEDAR VISTA DR.

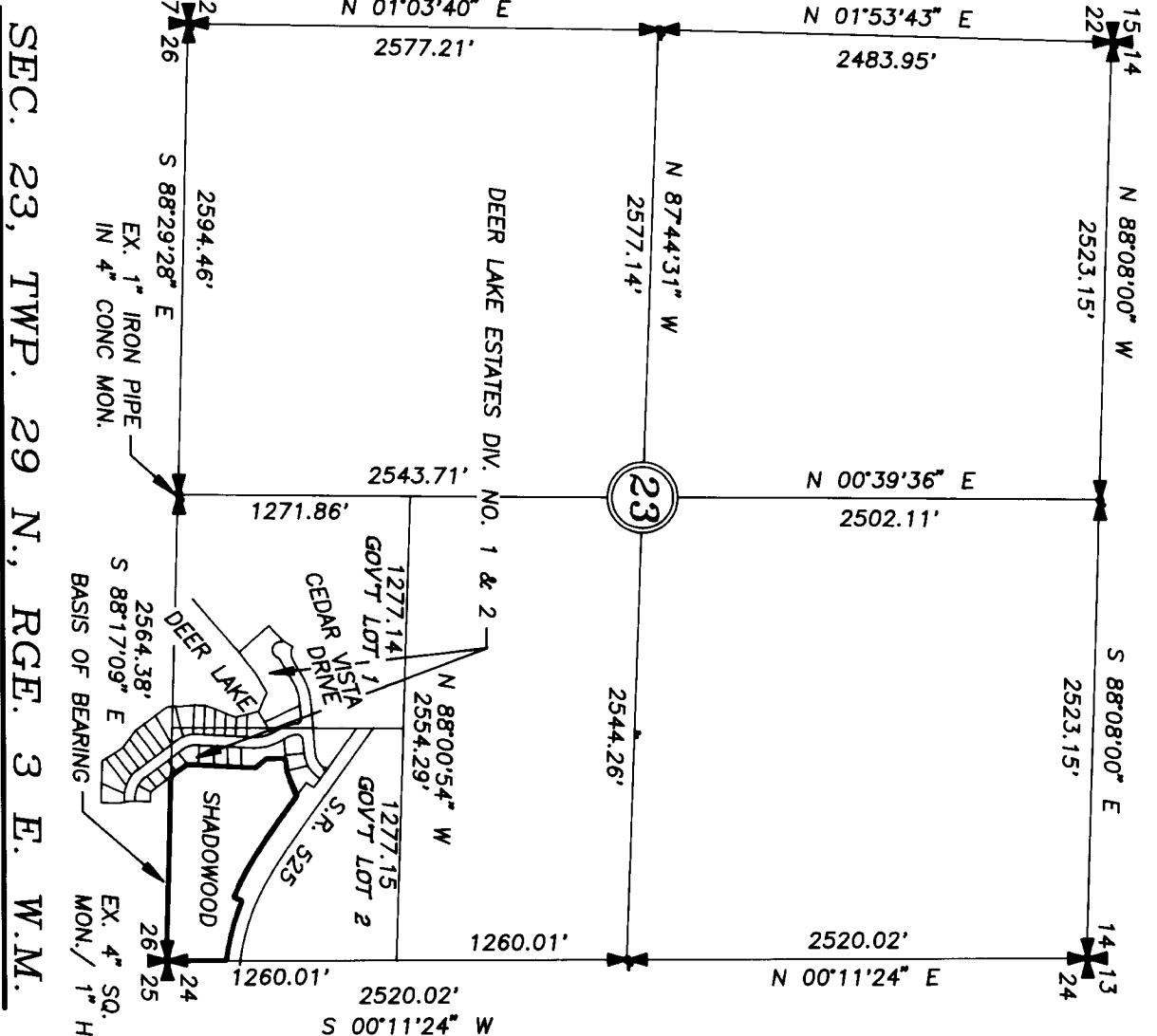
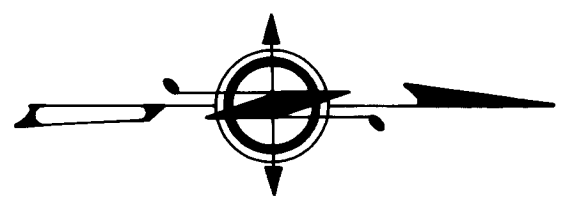
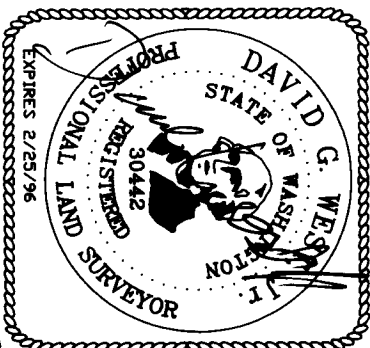
NOTE: S.R. 525  
PLAN DATA PER W.S.D.O.T.  
PLAN "COLUMBIA BEACH  
VICINITY" DATED FEB. 5, 1952.  
TIES PER PLAT OF DEER LAKE  
ESTATES DIV. 1 (VOL. 8/31)

POR. GOV'T LOT 2, SEC. 23, TWP. 29 N., RGE. 3 E. W.M.  
COUNTY OF ISLAND, STATE OF WASHINGTON

**SHADOWOOD**



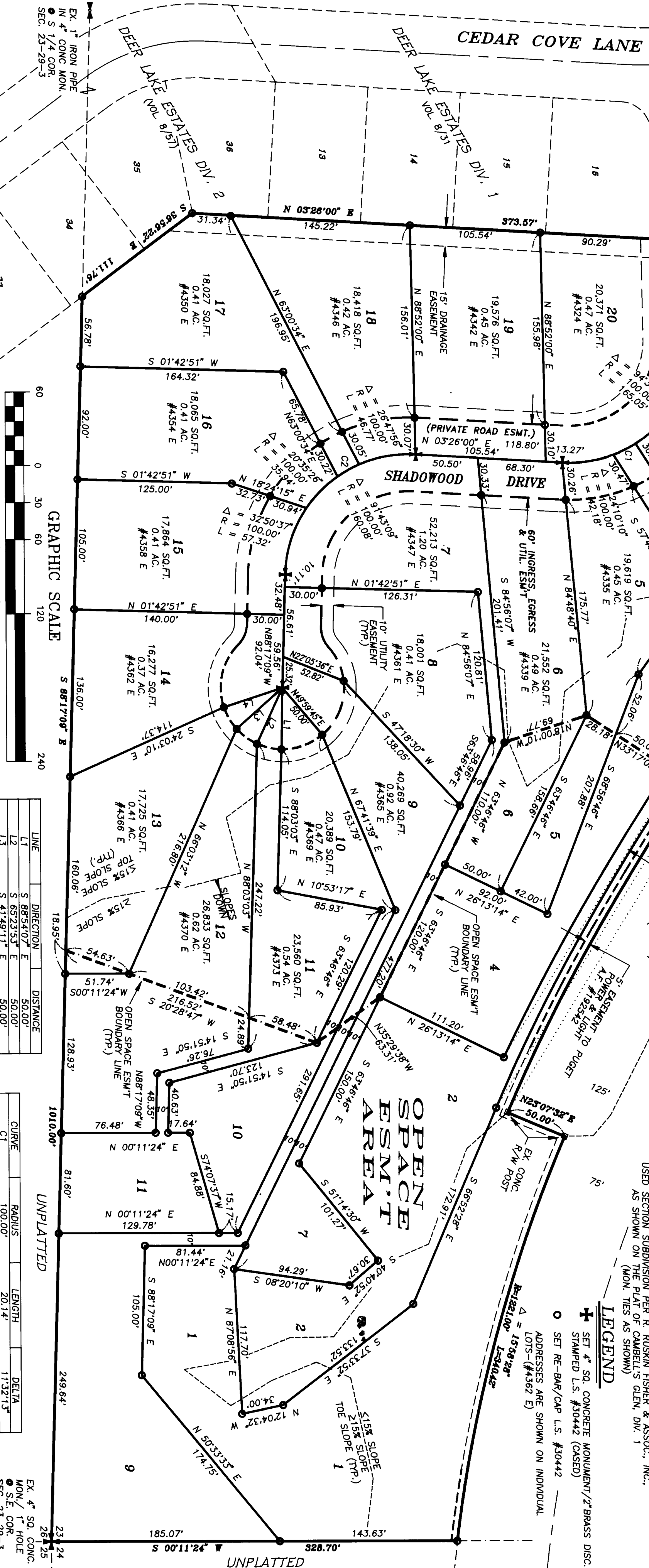
A.F.M. INDUSTRIES  
8115 XAVIER WAY  
EVERETT, WA. 98203  
PHONE: (206) 259-4564 (OFFICE)  
(206) 239-3981 (MOBILE)



USED SECTION SUBDIVISION PER R. RISKIN FISHER & ASSOC., INC.  
AS SHOWN ON THE PLAT OF CAMBELL'S GLEN, DIV. 1  
(MON. TIES AS SHOWN)

**LEGEND**

- SET 4\"/>



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 60 FT.

LINE	DIRECTION	DISTANCE
L1	S 88°52'00\"/>	50.00'
L2	S 85°33'57\"/>	50.00'
L3	S 41°49'11\"/>	50.00'
L4	S 18°14'30\"/>	50.00'

CURVE	RADIUS	LENGTH	DELTA
C1	100.00'	20.14'	11°32'13\"/>
C2	100.00'	20.05'	11°29'10\"/>

EX. 4\"/>

102

FILE NO. PLP 002/92  
DATE: \_\_\_\_\_

COMMISSIONER'S APPROVAL:

This plat conforms to the requirements of a residential subdivision as established by chapter 16.17, Island County Code, and is hereby approved this 2<sup>nd</sup> day of MAY

*John S. G. G. G.*  
Commissioner

**ENGINEER'S APPROVAL:**  
Examined and approved in accordance with R.C.W. 58.17.160(1) and chapter 11.01 I.C., this 28<sup>th</sup> day of April, 1994.


Ray J. Allen

Island County Engineer

11:01 IC, this 28th DAY of July

**TREASURER'S CERTIFICATE:**  
All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year 19\_\_94\_\_

Signed: Benjamin E. Bainbridge, Deputy  
Signature & Seal



# RECORDING CERTIFICATE:

Filed for record at the request of \_\_\_\_\_ this 2nd day of May, 1994, at 12:07 P.M.,  
in vol. 13 of developments page(s) 161-166, under auditor's file no. 94-0028, records of Island County

Washington.  
Oxtuland by J. H. Adams, deputy  
Island County Auditor

The seal is circular with a double-lined border. The outer ring contains the text "ISLAND COUNTY" at the top and "STATE OF WASHINGTON" at the bottom, separated by small gaps. The inner circle contains the word "AUDITOR" in the center, with "COUNTY" positioned directly above it.

Parcel # 32923-029-4530

**A.F.M. INDUSTRIES**  
8115 XAVIER WAY  
EVERETT, WA. 98203  
PHONE: (206)353-1560 (OFFICE)  
(206)259-3961 (MOBILE)

FOR GOV'T LOT 2, SEC. 23, TWP. 29 N., RGE. 3 E. W.M.  
COUNTY OF ISLAND, STATE OF WASHINGTON

SHADOWWOOD

FILE NO. PLP 002/92  
DATE: \_\_\_\_\_

DEDICATION:

Know all men by these presents that we, the undersigned, owners in fee simple and parties in interest of the land hereon described, hereby declare this residential subdivision and dedicate to the Homeowners Association of this plot of "SHADOWWOOD," the community open space area within said residential subdivision, hereon identified as "OPEN SPACE EASEMENT AREA", for the uses and purposes provided in the declaration of covenants, conditions and restrictions recorded herewith. Also, similarly dedicated are those areas shown as "PRIVATE ROAD EASEMENT" within said residential subdivision and the undersigned owners interest in said private road easement shown hereon and the use of said areas and said easements for all purposes not inconsistent with the use thereof for private road and the right of said Homeowners Association to make all necessary slopes for cuts and fills upon the lots and tracts within said subdivision in the reasonable original grading of the roads shown hereon in accordance with the approved plans for said grading, together with the right to drain said roads over and across any lot or lots within said subdivision where water might take a natural course following the grading of said roads.

Also, all claims for damage against Island County are waived which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads.

The undersigned declarants hereby certify that this residential subdivision is made as their free and voluntary act and deed.

In witness whereof we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 1994

Owner

Robert A. Porter

Beneficiary

Homeowners Association

LEGAL DESCRIPTION:

All that portion of Government Lot 2 in Section 23, Township 29 North, Range 3 East W.M., lying South of Secondary State Highway 525;

EXCEPT the Plot of Deer Lake Estates Div. No. 1, according to the plat thereof recorded in Volume 8 of Plats, page 31, records of Island County;

ALSO EXCEPT the plot of Deer Lake Estates Div. No. 2, according to the plat thereof recorded in Volume 8 of Plats, page 57, records of Island County;

ALSO EXCEPT that portion of said Government Lot 2 lying northerly of Cedar Vista Drive. Situate in the County of Island, State of Washington.

RESTRICTIONS:

A portion of this property is encumbered by steep slopes (>15% by definition). No grading (clearing, excavation, filling) is permitted within 100 feet of said areas until such time as an approved grading permit, or waiver therefrom is obtained from Island County Engineering Department, unless said grading has been approved as part of the permitting process.

No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without prior approval of the Island County Engineering Department.

ACKNOWLEDGMENTS:

State of Washington )  
ss  
County of ISLAND )

On this 27<sup>th</sup> day of APRIL, 1994, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert A. Porter, to me known to be the PRESIDENT of R.K.P. Enterprises, Incorporated, which corporation has executed the foregoing instrument, and acknowledged the signing of said instrument to be the free and voluntary act of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument for said corporation on the day and year first above written.

Witness my hand and official seal the day and year first above written

Christa Sherman  
Notary Public in and for the  
State of Washington, residing at Coupeville  
My commission expires: 4-27-96

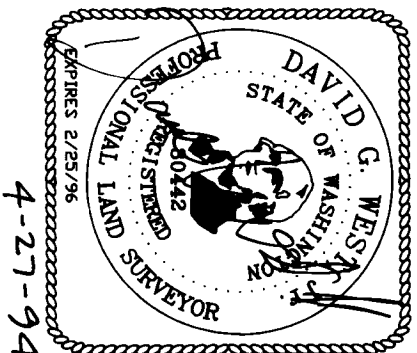


State of Washington )  
ss  
County of SHADOWNABA )

On this 27<sup>th</sup> day of APRIL, 1994, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of FRONTIER BANK, which corporation has executed the foregoing instrument, and said named officer acknowledged the said instrument to be the free and voluntary act & deed of said corporation of which he is an officer for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal the day and year first above written

Notary Public in and for the  
State of Washington, residing at \_\_\_\_\_  
My commission expires: 1-5-96



DRAWN BY: D.G.W. Jr.	DATE: JAN. 17, 1994	JOB NO: 92003
CHECKED BY: B.P.	SCALE: 1" = 60'	SHEET/OF: 1/3

A.F.M. INDUSTRIES  
8115 XAVIER WAY  
EVERETT, WA. 98203  
PHONE: (206)353-1550 (OFFICE)  
(206)239-3981 (MOBILE)